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HYDERABAD, SATURDAY, MAY 6, 2017.

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(II)

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE IN KHARMANGHAT VILLAGE, SAROORNAGAR MANDAL, RANGA REDDY DISTRICT-CONFIRMATION.

*[G.O.Ms.No. 112, Municipal Administration and Urban Development (II),
25th April, 2017.]*

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008), the Government hereby makes the following variation to the land use envisaged in the Notified Revised Master Plan for Hayathnagar segment which was notified vide G.O.Ms.No.288, MA & UD Department, dt: 03-04-2008, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.No. 57/I Part of Kharmanghat Village, Saroornagar Mandal, Ranga Reddy District to an extent of 4808.77 Sq.Mtrs., /5751.22 Sq. Yds. which is presently earmarked for Residential use zone in the Notified Revised Master Plan for Hayathnagar segment issued vide G.O.Ms.No.288, dt: 03-04-2008, is now designated as 'Commercial use' zone **subject to the following conditions:**

- The applicants / owners shall handover the area affected due to proposed 60 meter wide road of the existing Sagar Highway in the notified ZDP for free of cost to the local body.
- The applicant/owners shall develop the roads free of cost as may be required by the local authority.

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- (c) The Title and Land Ceiling aspects shall be scrupulously examined by the concerned authorities before issue of building permission/ development permission and it must be ensured that the best financial interests of the Government are preserved.
- (d) The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
- (e) The above change of land use is subject to conditions that may be applicable under Urban Land Ceiling Act and A.P. Agricultural Ceiling Act.
- (f) The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearance etc., and they will be responsible for any damage claimed by any one on account of change of land use proposed.
- (g) The change of land use shall not be used as the proof of any title of the land.
- (h) The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to require land for any public purpose as per Law.
- (i) The applicant should handover the road affected area under proposed 60.0 meters wide master plan road to the local body on free of cost.
- (j) The applicant should access from property to road only through service road.
- (k) The applicant shall comply G.O.Ms.No.168, MA & UD Department, dt. 04-04-2012.
- (l) The applicant should take the development permission from GHMC.
- (m) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH :	Existing Marble Shop in Sy.No. 57/P of Kharmanghat Village.
SOUTH :	Vacant Plot in Sy.No. 57/P of Kharmanghat Village.
EAST :	Vacant land in Sy.No. 57/P of Kharmanghat Village.
WEST :	Existing 100'-0" wide road, proposed 200'-0" wide in the notified Master Plan.

NAVIN MITTAL,
Secretary to Government.

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